031.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,046,900 / 1,046,900
					USE VALUE:	1,046,900 / 1,046,900
					ASSESSED:	1,046,900 / 1,046,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
240		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VATAN KAMBIZ & GERALDINE
Owner 2:	
Owner 3:	
Street 1:	240 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Aluminum Exterior and 3033 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9761.000	516,100	17,600	513,200	1,046,900
Total Card	0.224	516,100	17,600	513,200	1,046,900
Total Parcel	0.224	516,100	17,600	513,200	1,046,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.17 /Parcel: 345.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21327

GIS Ref

GIS Ref

Insp Date 11/07/18

!2557!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 031.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	516,100	17600	9,761.	513,200	1,046,900		Year end	12/23/2021
2021	101	FV	500,400	17600	9,761.	513,200	1,031,200		Year End Roll	12/10/2020
2020	101	FV	500,300	17600	9,761.	513,200	1,031,100	1,031,100	Year End Roll	12/18/2019
2019	101	FV	375,000	22500	9,761.	545,300	942,800	942,800	Year End Roll	1/3/2019
2018	101	FV	375,000	22500	9,761.	397,800	795,300	795,300	Year End Roll	12/20/2017
2017	101	FV	375,000	22500	9,761.	346,400	743,900	743,900	Year End Roll	1/3/2017
2016	101	FV	375,000	22500	9,761.	295,100	692,600	692,600	Year End	1/4/2016
2015	101	FV	365,900	22700	9,761.	288,700	677,300	677,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:41:24

LAST REV

Date	Time
04/05/19	12:55:27
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2557

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16594-526		11/1/1985		1	No	No		A

USER DEFINED

Prior Id # 1:	21327
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2005	919	Re-Roof	13,000	C		G7	GR FY07	
6/3/2003	412	Ingr. Po	7,000					
6/7/1995	310	Manual	1,000					OVERHANG

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/20/2009	Meas/Inspect	189	PATRIOT
2/29/2000	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9761		Sq. Ft.	Site		0	80.	0.66	1			Med. Tr	-10					513,235						513,200	

Total AC/HA:	0.22408	Total SF/SM:	9761	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	513,235	Spl Credit		Total:	513,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.03489733
Const Adj.:	1.00989902
Adj $ / SQ:	135.868
Other Features:	104500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634080
Depreciation:	117939
Depreciated Total:	516141

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

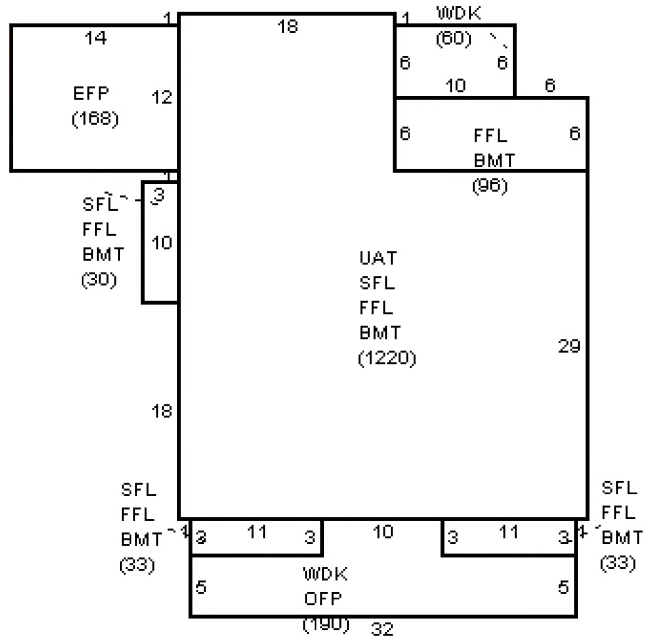
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	149.46
Special Features:	0	Val/Su Net:	102.14
Final Total:	516100	Val/Su SzAd	189.19

SKETCH



8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,412	40.760	57,554
FFL	First Floor	1,412	135.870	191,846
SFL	Second Floor	1,316	135.870	178,803
UAT	Upper Attic	305	95.110	29,008
WDK	Deck	250	10.100	2,525
OFP	Open Porch	190	25.430	4,832
EFP	Enclos Porch	168	43.860	7,369
	Net Sketched Area:	5,053	Total:	471,937
Size Ad	2728	Gross Area	5968	FinArea 3033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	101			5,100			5,100
11	Pool-Vinyl	D	Y	1	36X18	G	GD	2003	21.41	T	9.6	101			12,500			12,500

More:	N	Total Yard Items:	17,600	Total Special Featues:		Total:	17,600

PARCEL ID

031.0-0001-0007.0

IMAGE

AssessPro Patriot Properties, Inc